
Site Address:	10 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	Loft conversion incorporating change from hip to gable end.		
Application No:	APP/13/00413	Expiry Date:	11/07/2013
Applicant:	Mr H Loh	Team:	Team 2
Agent:	Mr G Duffett	Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling of traditional design and character and brick and tile finish, located within a reasonably sized plot on the north side of Bosmere Gardens, west of its junction with Bridge Road. The site slopes from the west down to the east, and has low brick walling to its front boundaries and fencing to the rear. The dwelling is served by a detached garage located on a separate piece of land. The area is predominantly characterised by medium to high density residential development of a broadly similar character.

2 Planning History

None relevant.

3 Proposal

The current application proposes a loft conversion incorporating a change in roof shape from a hip to a gable end.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:

No adverse comments.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of a loft conversion to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and locality

The proposal would appear as a subservient and complementary addition to the existing building and would have no impact on external amenity space. Within the street scene, the proposal would have the effect of unbalancing the pair of semi detached dwellings. This would perhaps be unfortunate, but permitted development works could be carried out to the extent that a similar unbalancing might occur. Gable ended rooves are in fact in the majority in the wide street scene, although none appear to be as a result of conversions of the nature currently proposed. On balance, it is considered that the proposal would not have a detrimental impact on the character and appearance of the application site or locality, or the visual amenity of the street scene, provided that suitable materials were used in its construction.

(iii) Impact on neighbouring amenities

The siting of the proposal in relation to the existing and adjoining dwellings is such that it is only likely to have a material impact on the amenities of the dwelling to the east (8 Bosmere Gardens). Number 8 is an end of terrace dwelling sited at a similar distance from the public highway, but at a lower height and level than that on the application site. Although the loft conversion would result in a greater area of brickwork facing in this direction, a reasonable separation distance would be maintained, and it is considered that the proposal would not result in a detrimental impact on the adjoining property in terms of outlook, shadowing or an overbearing effect. The proposal would incorporate an additional window to the side elevation. This would be of a small size and would serve a landing area, and its obscure glazing could thus be reasonably controlled. The addition of further windows should also be controlled in order to prevent potential overlooking of adjoining properties. The Development Engineer has raised no objection to the proposal.

8 Conclusion

The proposed loft conversion would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site or locality, the visual amenity of the street scene or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00443, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
440.02 (Proposed Plans, Elevations and Section)
440.03 (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.
- 4 The window at second floor level in the east (side) elevation of the development hereby approved shall:

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the development hereby approved, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby

properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.